



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Wood Lane
Louth
LN11 8RS

THREE BEDROOMED semi detached property in need of some TLC, with huge potential to create a lovely family home. The gas centrally heated and uPVC double glazed, the accommodation offers: entrance hall, spacious lounge, kitchen-diner, landing three bedrooms and bathroom., Externally there are front and rear gardens with ample off street parking.

Offers in the Region Of
£159,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a tiled floor.

Lounge

10' 11" x 10' 11" (3.32m x 3.33m)

The lounge has a window to the front elevation, coving to the ceiling and an electric wall mounted fire.

Kitchen/Diner

8' 0" x 17' 4" (2.43m x 5.28m)

The kitchen-diner has two windows and a door to the rear elevation, a radiator and vinyl flooring. There is also a sink and drainer, plumbing for a washing machine and fitted units.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

8' 11" x 10' 9" (2.72m x 3.28m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

10' 1" x 8' 10" (3.07m x 2.70m)

Bedroom two has a window to the front elevation.

Bedroom Three

6' 5" x 8' 1" (1.96m x 2.46m)

Bedroom three has a window to the front elevation.

Shower Room

5' 5" x 6' 2" (1.65m x 1.89m)

The shower room has an opaque window to the rear elevation, vinyl flooring, a WC, basin and a shower cubicle with a mains shower.

Outside

The front garden has a lawn with established shrubs and a driveway providing off road parking and access to the rear garden. The rear garden has a further lawn, established shrubs and a patio area ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
29.5 sq.m. (318 sq.ft.) approx.

1ST FLOOR
29.5 sq.m. (317 sq.ft.) approx.



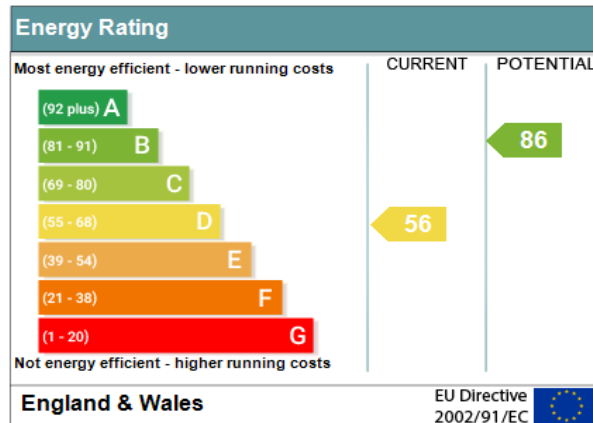
TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Address: 5 Wood Lane, LOUTH, LN11 8RS

RRN:



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